

**±13.8 ACRES  
AVAILABLE**

**±20 ACRES  
AVAILABLE**

FUTURE CAMPUS  
**LONE STAR  
COLLEGE**

Magnolia West H.S.  
2,034 Students



**33.8 ACRES - FM 1774**

FM 1774, MAGNOLIA, TX 77354

±33.8 ACRES AVAILABLE FOR SALE

BRAD LYBRAND | JEFF HAYES | ALEX WRIGHT | 281.477.4300

# PROPERTY INSIGHTS

## ±33.8 ACRES AVAILABLE FOR SALE FM 1774

- Up to ±33 acre commercial reserve available with pad sites & a multifamily development site available in The West Magnolia master planned development fronting FM 1774 in Magnolia, TX. West Magnolia will have ±300 lots in phase I which is currently in the planning phase. Immediate proximity to the proposed Magnolia Relief Route that will connect directly to the SH 249/Aggie Expressway currently under construction.
- Numerous area infrastructure projects are underway. Adjacent to Lone Star College future Magnolia campus. Thousands of acres under development in the immediate area highlighted by The Audubon Magnolia master planned community currently under development phase. Audubon is projected to have ±5,000 homes at buildout.

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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±33.8 acres
- ▶ **PRICE:**  
\$7.50 psf
- ▶ **SCHOOL DISTRICT:**  
Magnolia ISD
- ▶ **UTILITIES:**  
Available
- ▶ **FRONTAGE:**  
Approx. 1,144 ft on FM 1774



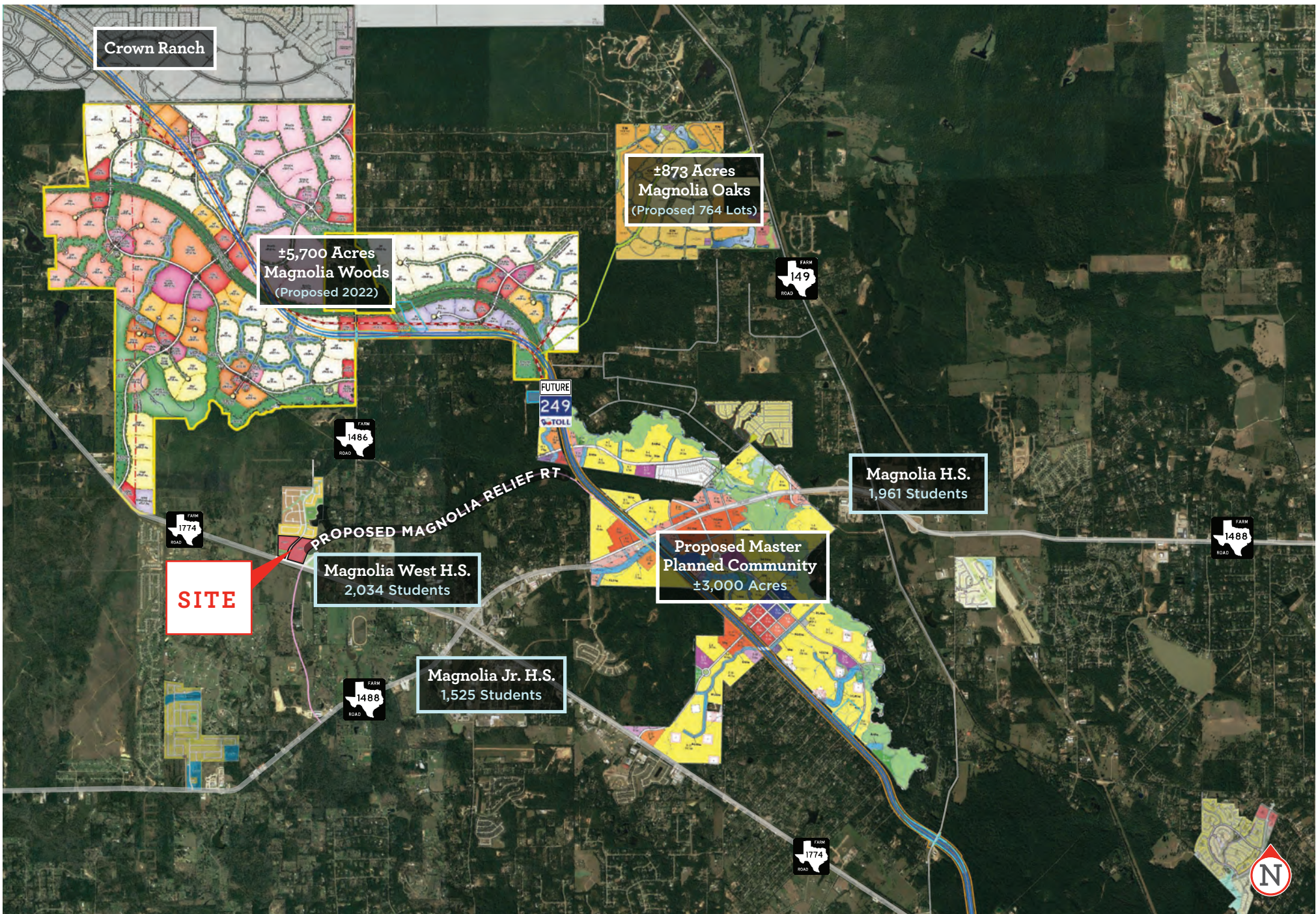
**24,107**  
Current Population  
Within 5-Mile Radius



**8,286**  
Current Households  
Within a 5-mile Radius



**\$97,145**  
Average HHI Within  
3-Mile Radius



AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 9-2019

<b>POSTAL COUNTS</b>	<b>3 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Current Households	3,458	8,286	28,962
Current Population	10,633	24,107	84,914
2010 Census Average Persons per Household	3.08	2.91	2.93
2010 Census Population	5,443	17,535	61,334
Population Growth 2010 to 2019	95.63%	37.56%	38.68%

## CENSUS HOUSEHOLDS

1 Person Household	15.28%	15.97%	15.84%
2 Person Households	33.70%	33.64%	34.07%
3+ Person Households	51.01%	50.39%	50.08%
Owner-Occupied Housing Units	81.52%	82.91%	85.09%
Renter-Occupied Housing Units	18.48%	17.09%	14.91%

## RACE AND ETHNICITY

2019 Estimated White	83.88%	85.18%	83.22%
2019 Estimated Black or African American	6.23%	5.06%	4.57%
2019 Estimated Asian or Pacific Islander	1.12%	1.06%	1.33%
2019 Estimated American Indian or Native Alaskan	0.70%	0.76%	0.76%
2019 Estimated Hispanic	15.96%	16.42%	20.49%

## INCOME

2019 Estimated Average Household Income	\$97,145	\$96,576	\$100,365
2019 Estimated Median Household Income	\$76,775	\$78,610	\$81,295
2019 Estimated Per Capita Income	\$32,814	\$33,085	\$34,280

## EDUCATION (AGE 25+)

2019 Estimated High School Graduate	30.83%	32.55%	30.08%
2019 Estimated Bachelors Degree	17.15%	17.66%	19.56%
2019 Estimated Graduate Degree	9.34%	7.73%	7.84%

## AGE

2019 Median Age	38.8	38.1	38.0
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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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Rev. 12.10.19 cb